

Development Review Board Report



MEETING DATE: August 25, 2005

ITEM NO. 17

CASE NUMBER/ PROJECT NAME	53-DR-2005 Showcase Equine Center		
LOCATION	2951 N. Hayden Road, north of the northeast corner of Via Dona and 80 th Street		
REQUEST	Request approval of a site plan and elevations for a covered riding arena with a reduction in property line setback requirements of the Foothills Overlay		
OWNER	Troy Glaus 573-446-0470	ENGINEER	N/A
ARCHITECT/ DESIGNER	AZ MD Barn Co. Richard Zarbock 480-225-7117	APPLICANT/ COORDINATOR	Nicholia Hall 602-750-8890
BACKGROUND	<p>Zoning. R1-190 ESL FO (Single Family Residential) District within Environmentally Sensitive Lands and the Foothills Overlay areas</p> <p>Context. The site is located north of the northeast corner of Hayden Road (80th Street) and Via Dona. Adjacent Uses:</p> <ul style="list-style-type: none">• North: An undeveloped 5-acre lot with R1-190 ESL FO (Single Family Residential) District zoning.• South: A developed 5-acre residential lot with R1-190 ESL FO zoning.• East: A single-family residential lot and equestrian uses with R1-190 ESL FO District.• West: Is Hayden Road and residential lots zoned R1-70 ESL FO (Single Family Residential) District.		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval of site plan and elevations for a new covered riding arena at the existing ranch. The ranch contains a stable, barns, covered horse pen, tack/ trainers building, shavings/ manure barn, lab and existing residence. The covered riding arena was previously approved by the DRB in 1998 but was never constructed. The arena is situated at the southwest corner of the property and is setback 68 feet from 80th Street (west) and 78 feet from the south property line. The arena is a manufactured metal building containing pre-finished tan walls and roof with low (1/2 to 12) pitched roof supported by arched rip, steel frame. Side skirting extends downward from the roof to a height of 12 feet above ground with lower areas open to the outside. Four (4) foot six (6) inch, 3 rail galvanized metal pipe fencing surrounds the arena. CMU radial walls are located at the corners and along the street frontage of the</p>		

building as well as landscaping around the arena to provide screening. A 40-foot wide NAOS buffer is provided along the south and west sides of the site. Lighting will be contained within the structure with the source not directly visible from the street or property line. A 25% (90 to 68 foot) reduction in property line setback of the Foothills Overlay standard is requested. Arena lighting is required to be turned off by 10:00 PM.

Development Information:

- Existing Use: Ranch with open riding arena
- Proposed Use: Existing ranch with proposed covered riding arena
- Parcel Size: 9.54 acres (415,562 square feet)
- Building Floor Area: 120 by 200 foot, 24,000 square foot riding arena, which is one of eight buildings containing a total of 37,332 square feet
- Building Height Allowed/Proposed: 24 feet allowed, 17 feet proposed
- Parking Required/Provided: 16 spaces required and provided
- Open Space Required/Provided: 108,895 square feet, the site is situated in the upper desert land form
- FAR: 0.09
- Number of Units/Density: N/A
- Total Square Footage: The new covered riding arena along with existing ranch buildings containing 37,332 square feet including the residence

DISCUSSION

The covered arena was approved as part of the site plan for the ranch in 1998, including both the use permit and development approval. The ranch was developed but the covered arena was not built. The request is to re-approve the arena at the same location, size, design, style and materials as previously approved. Since then, revised versions of ESLO and the adoption of the Foothills Overlay (FO) have been implemented for this area. The FO provides required property line setbacks of 90 feet for accessory buildings of this size. The applicant requests the following setback reduction of the FO by the DRB,

Type of Reduction	Percentage	Amount
Property line setback	25%	from 90 feet to 68 feet on the west and 78 feet on the south

In addition, the Ordinance requires that building materials and colors are not shiny or reflective. The applicant has agreed to this requirement and stipulations have been provided to assure colors and reflectivity are consistent with this requirement.

KEY ISSUES

- The covered arena is part of a larger ranch containing an equestrian operation and 7 existing buildings.
- Other ranches and equestrian uses are located in the area.
- The covered arena was approved as part of the site plan for the ranch use permit. Elevations were approved in 1998, but the covered arena was not built.
- A reduction in the FO property line setback requirement is requested.

OTHER BOARDS AND COMMISSIONS

- The area was annexed as R1-190 Residential District in 1983 with existing 15-acre horse boarding, breeding and training operation (Pierce Arabians).
- Case 33-UP-1998 modified the ranch use permit in 1998 for this 10-acre site.
- Case 165-DR-1998 gave development approval for new ranch buildings on the site including the subject covered riding arena.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

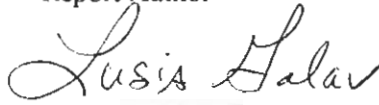
STAFF CONTACT(S)

Al Ward, AICP
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY



Al Ward, AICP
Report Author



Lusia Galav, AICP
Interim Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 4/18/05

Project No.: 220 PA - 05

Coordinator: AL WARD

Case No.: _____

Project Name: SHOWCASE EQUINE CTR

Project Location: 29251 N. HAYDEN RD SCOTTSDALE 85262

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-190

Proposed Zoning: R1-190

Number of Buildings: 1 NEW

Parcel Size: 14.24

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: _____

Parking Required: _____

Parking Provided: _____

Setbacks: N - 40

S - 40

E - 60

W - 60

Description of Request:

Site Plan & Elevation for covered riding arena
on 14.24 acres located south of the intersection of
Dixie-Leta Rd. & Hayden Rd. This plan and elevation was
previously approved by the development review board
in 1999, however they were not implemented by the
previous owners. The related case number is
165-DR-98/437-PA-98.

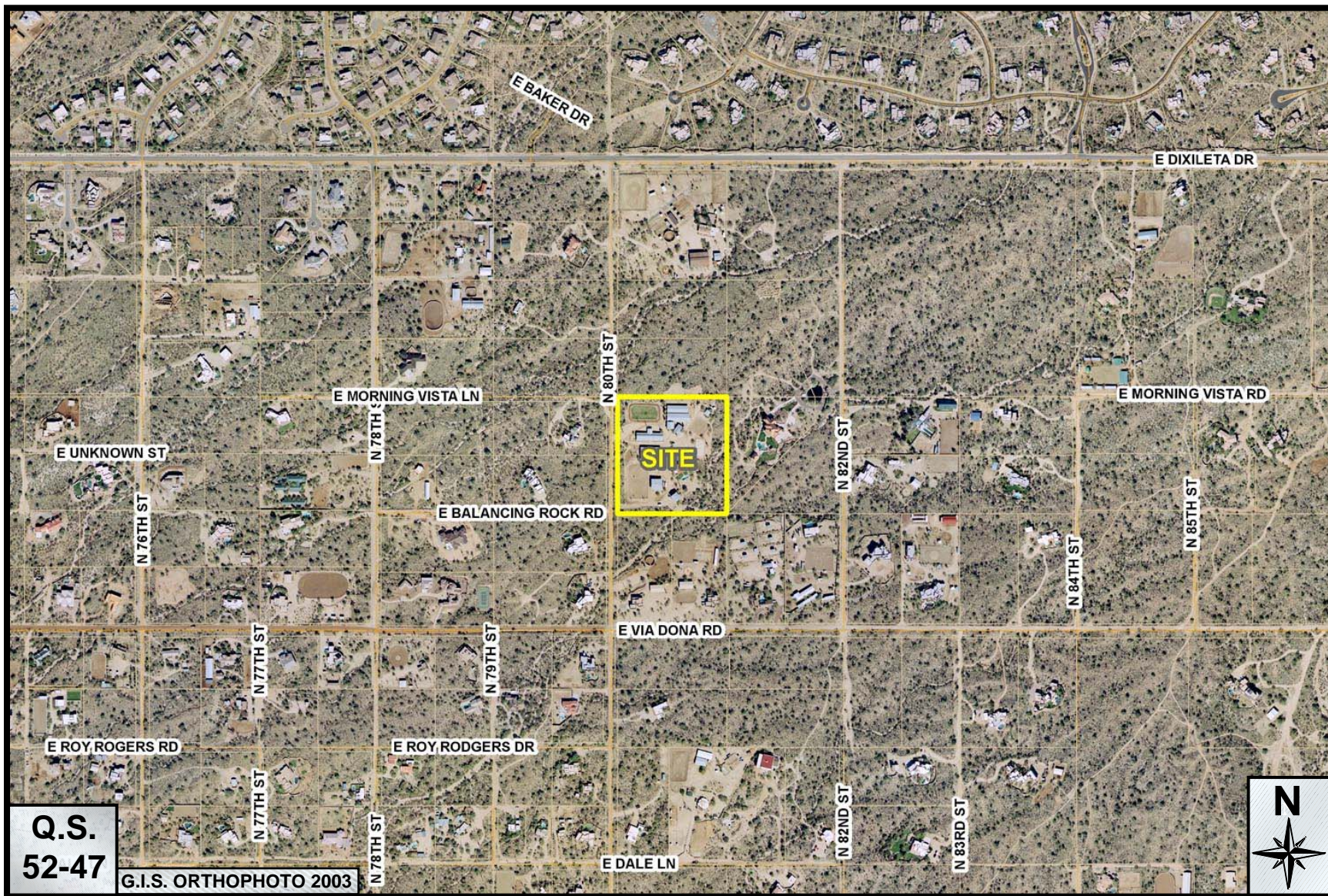
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5/27/2005

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 •

ATTACHMENT #1



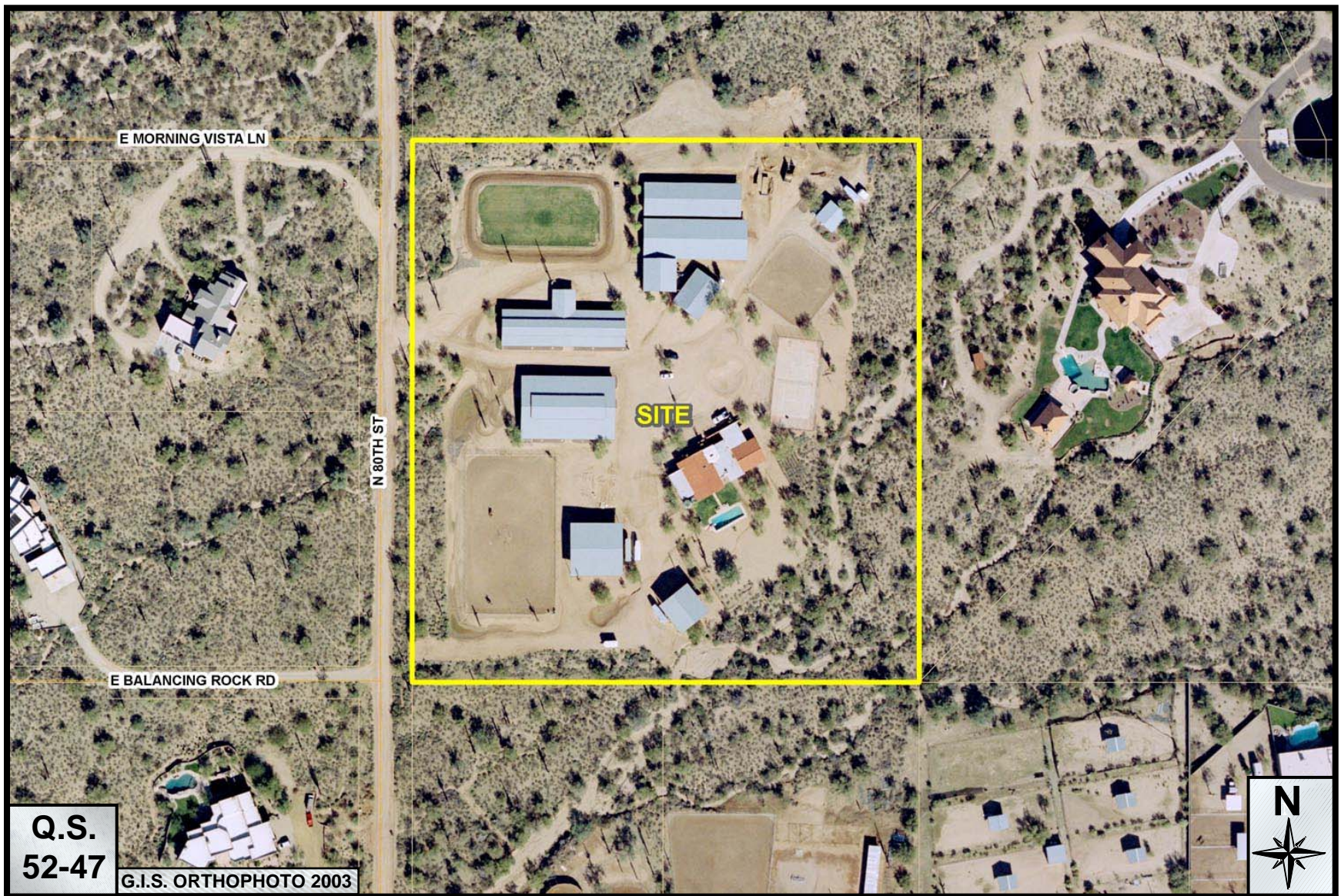
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G.I.S. ORTHOPHOTO 2003

Showcase Equine Center

53-DR-2005

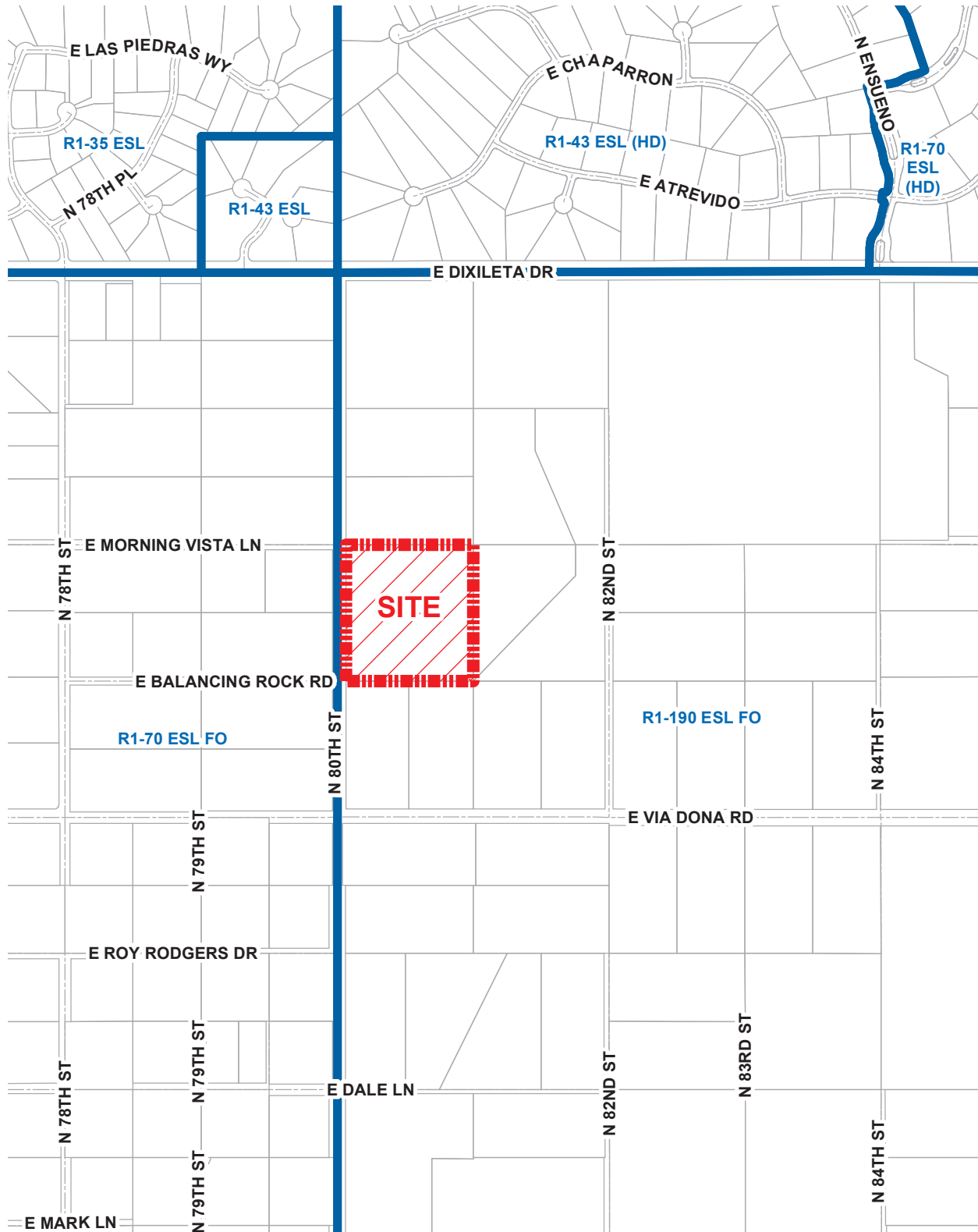
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Showcase Equine Center

53-DR-2005

ATTACHMENT #2A



53-DR-2005

ATTACHMENT #3



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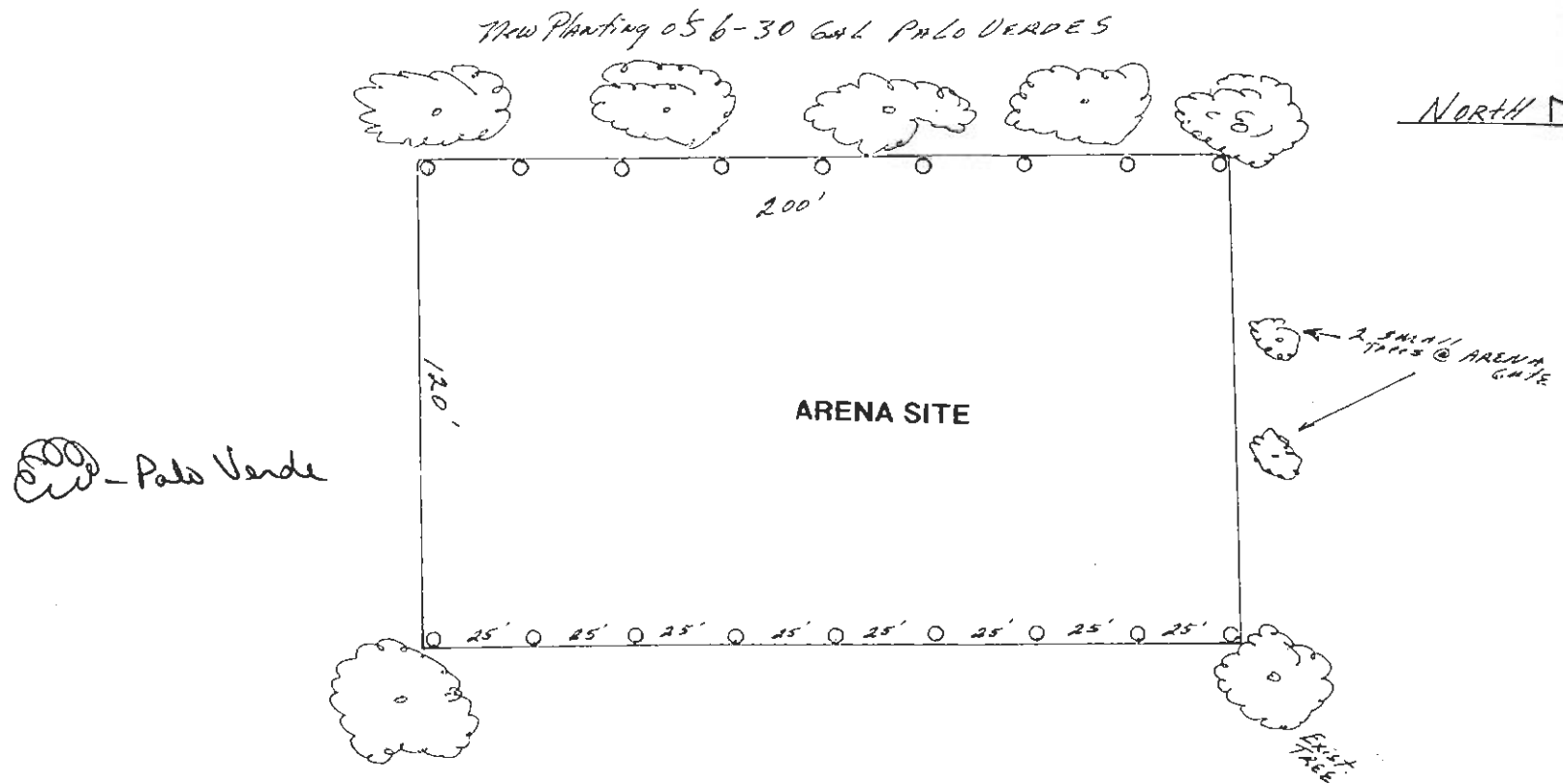


SHOWCASE EQUINE CENTER

2025 RELEASE UNDER E.O. 14176

53-DR-2005
5/27/2005

HAYDEN ROAD



53-DR-2005
5/27/2005

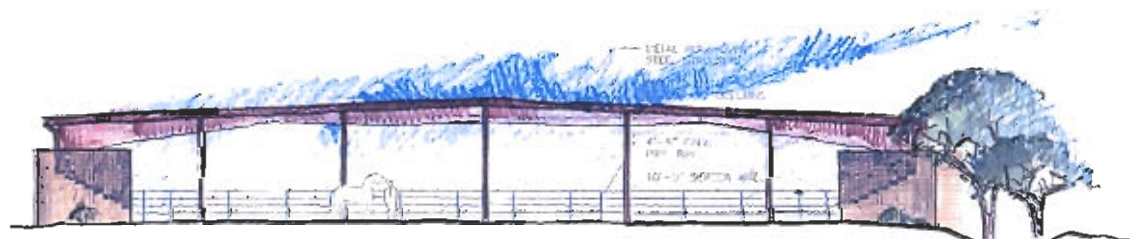
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(NOT A PART OF APPLICATION)



ARENA - WEST



ARENA, NORTH/SOUTH



ARENA, NORTH/SOUTH

165 DR 98

WORLD LLC
JUNE 17, 2011



FORMAN
ARCHITECTS

1001 10TH STREET
SOUTHWEST, ALBUQUERQUE
NM 87102

(505) 441-1000
(505) 441-1001
www.formanarchitects.com

SHOWCASE
EQUINE
CENTER

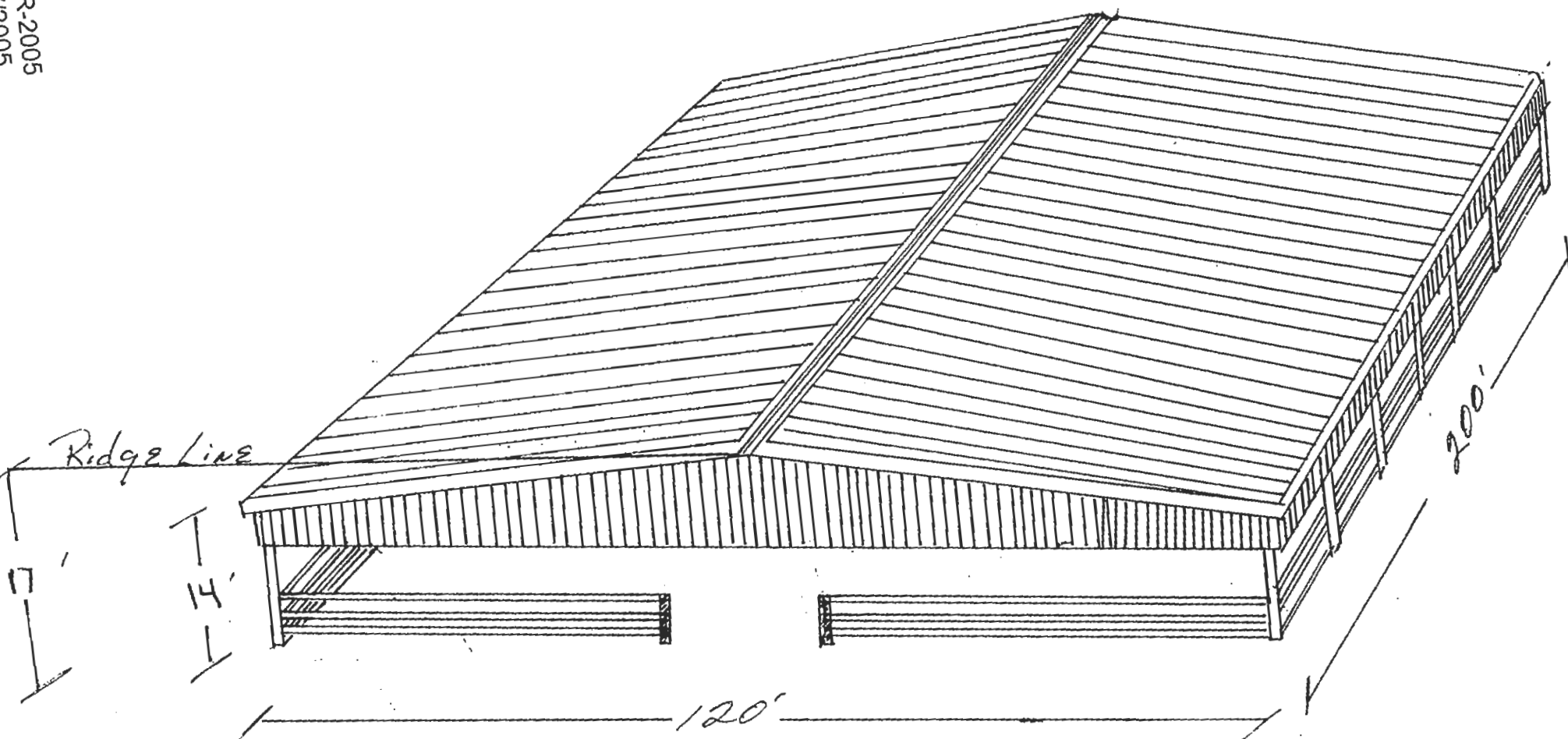
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ARENA SITE PERSPECTIVE

Showcase Equine Center
29251 N. Hayden Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

EXISTING

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x TBD (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Gp II SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Showcase Equine Center Case 53-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Forman Architects with a city receipt date of 5/27/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Pinnacle Engineering Inc. with a city receipt date of 5/27/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by the applicant with a city receipt date of 5/27/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *All new metal roofing material shall be of a pre-finished non-reflective material. No exposed galvanized metal permitted.*
3. *Subject to the conditions of case 33-UP-98, the applicant shall not install or use any exterior public address or speaker system on this site.*
4. *Subject to the conditions of case 33-UP-98, the applicant shall provide fascia panels or side curtains extending downward on the side of the arena or additional landscaping along the south side of the building, to prevent direct visibility of lights from adjacent properties. Prior to final plans submittal, the developer shall provide sections and elevations of the covered arena, including fascias on all elevations and location and type of lighting, to the satisfaction of the project coordination staff.*
5. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
7. All exterior conduit and raceways shall be painted to match the building.
8. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
9. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
10. Dooley wall fencing shall not be allowed.
11. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

12. The Riding Arena lighting shall be turned off by 10:00 PM.

Ordinance

- A. *In conformance with the conditions of case 33-UP-98, areas, pens and barns shall not exceed 17 ft. in height. The height shall be measured from the natural grade beneath the structure.*
- B. *Exterior materials and paint colors shall not exceed a light reflective value of 35%.*

SITE DESIGN:

DRB Stipulations

13. *The location of the proposed arena shall be in substantial conformance to the location approved under 33-UP-98.*
14. *Drives and parking areas are to be treated with dust control.*

Ordinance

- C. *Signs require separate review and approval.*

N.A.O.S.:

DRB Stipulations

15. *With the final plans submittal the applicant shall provide a re-vegetation for the disturbed NAOS areas.*

Ordinance

- D. *NAOS required for this site is 108,895 square feet.*

LANDSCAPE DESIGN:

DRB Stipulations

16. *In conformance with the conditions of case 33-UP-98, the turnout area at the northeast corner of the site shall not provide turf. The surface of the turnout shall be revised to be a high organic soil mix in conformance with the ranch use permit criteria.*
17. *The developer shall submit a re-vegetation plan to include additional native vegetation along the Hayden Road frontage from the main entryway, southward to the south property line WITH SUFFICIENT VERTICALITY TO SHIELD THE ARENA, with the re-vegetation plan and plant palette being subject to staff approval prior to final plans submittal. The plans shall be in conformance with the ESL Ordinance.*
18. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
19. *Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.*

Ordinance

- E. *All proposed plant material shall be selected from the ESLO indigenous plant list.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

20. *At time of final plans the applicant shall provide an electrical site plan indicating the location of all exterior fixtures, photometric plan for the entire site and cut-sheets for all exterior lighting fixtures.*
21. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.*
22. *The individual luminaire lamp shall not exceed 250 watts.*

23. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 16 feet.
24. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
25. No lighting shall be permitted in dedicated NAOS easements.
26. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .3 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

27. *Comply with conditions of case number 33-UP-1998.*
28. No exterior vending or display shall be allowed.
29. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- F. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
33-UP-98, 165-DR-1998

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 30. Existing and proposed site plan prepared by Design Consulting Services, LLC. Dated 05-05-03
- 31. ALTA Survey sheet done by Blaze Consulting Inc. and dated 02-09-2003.
- 32. Project narrative and aerial photo dated 06-10-05.

CIVIL IMPROVEMENT PLAN REQUIREMENTS: NONE

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 33. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.

VERIFICATION OF COMPLIANCE

DRB Stipulations

- 34. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
 - a. Add any conditions that would have to be met prior to final plan approval.